

DISTRICT III ADVISORY BOARD

MINUTES

Wednesday, July 3, 2002 7:00 p.m.
Colvin Neighborhood City Hall, 2820 S. Roosevelt

Members Present

Chantelle Brennen
Phyllis Hall
Gene Fuhr
Jim Gulick
Judy Dillard
Matt Foley
John Kemp
Phil Bloomquist
Council Member Phil Lambke

Staff

Vicki Mork

Members Absent

Lois Ann Newman
Bill Ward

ORDER OF BUSINESS

Call to Order

Council Member Phil Lambke called the meeting to order at 7:04 pm.

Approval of Minutes

Not presented

Action: No action was taken as there were no official minutes from July.

Public Agenda

1. Mary Dean, 2138 White Oak spoke as a concerned taxpayer, she is asking for a public hearing regarding the issuance of Industrial Revenue Bonds to the Boeing Company. **DAB board member Matt Foley** asked if the IRB's were issued with stipulations. At **CM Lambke's** request **Ray Trail, Director of Finance** gave a brief and general overview concerning Industrial Revenue Bonds and Boeing's participation. Boeing originally leased government property for their plants. At the time they bought the property the city agreed to never annex the property and designated it as an Industrial Zone with a 20 year tax exemption. Since that time IRB's have been issued for certain improvements. The city issues the bonds and Boeing places them in the market place for sale. Boeing is obligated to repay the bonds, they are a loan and any tax abatement issued with the bond is only good for 10 years maximum. IRB's do not insure that the company receives a permanent exemption and after the 10 year exemption has passed the property returns to the property tax roles. The City of Wichita does secure certain commitments regarding employment levels etc. from companies receiving the bonds. A cost benefit analysis, required by law, is performed determining

the value of the future, long-term benefits to the community. There is a limit to how much information Since it was an impromptu presentation no questions were taken.

2. **Al Rose, Corresponding Secretary of Planeview United Neighborhood Association** presented his organization's Matching Neighborhood Grant request for the "We Care" project, a neighborhood cleanup done in conjunction with Cornejo & Sons. The proposal also includes a strong educational component tied in with the "Don't Trash Wichita" campaign and the formation of several new neighborhood watch programs. The grant proposal was for \$2,525. **Judy Dillard** wondered if this was the best use of the money. Staff pointed out the strong private-public partnership with Cornejo & Sons and the value of their contribution. **Matt Foley** objects to tax payers subsidizing landlord responsibilities. **John Kemp** says there is a cultural problem and we need to be sure and train the new residents on how to live here. **Richard Hall, 4555 Laura**, audience member and landlord, spoke up and said landlords cannot just clean up a tenant's trash cause it belongs to the tenants. They have to abide by the landlord tenant law.

Action Taken: Motion for approval made by Kemp(Hall) and passed unanimously 8-0.

3. **Unidentified female citizen** requested time on Public Agenda for answers regarding city property purchases of citizen homes for the railroad grade separation project occurring on Pawnee between Broadway and Washington. A citizen had handed out notices in the neighborhood of S. Mead directing them to attend the DAB meeting that evening and question Carl Gipson. However, staff was unaware of the citizen concerns and Carl Gipson, Special Project Engineer was not in attendance. In view of the heightened emotions displayed by the crowd and the lack of solid information available for the citizens at the time **Dillard(Kemp)** moved that we include this issue on the September agenda and invite Carl Gipson to address issues raised this evening.

Action Taken: Motion for approval made by Dillard(Kemp) and passed unanimously 8-0.

Staff Report

4. **Ron Aaron Wichita Fire Department -EMS Study Project Coordinator** began his presentation by stating that the consultant, Health Analytics conducted an evaluation of Wichita's current EMS system. Their findings say that the city has grown and the result is that Wichita does not currently have a good integrated EMS system. Mr. Aaron outlined several aspects of Advanced Life Support which differ from what WFD is currently unable to provide. Paramedics can provide many more services under the protocol of ALS than WFD personnel can with their limited response of Basic Life Support Skills. He explained many different scenarios/situations where WFD is at a disadvantage because E.M.T's provide ALS upon arrival at a call. Currently WFD personnel are unable to practice their ALS skills. The consultant recognized that Wichita is not on par with other cities of comparable size in this regard. He contends EMS services provided can be provided at an advanced level without increasing taxes.

The consultant's report says Wichita is lacking adequate future planning. **Phil Lambke** asked if a paramedic would be stationed at each Fire Station. Currently no new training for

WFD personnel would be required. **Ron** explained how BLS and ALS can work together for the benefit of the patient. He also said our call center is DOS based and if it were changed to a Windows based program many more capabilities would be possible. It is seen as an opportunity for EMS/WFD to work together and maximize capabilities, not as a turf battle. However, these changes would impact the way equipment and personnel are distributed within the County's EMS system.

Dillard says this integrated system seems much more improved which would be important in view of potential future disasters, but cannot see how it would be a no cost. **Ron** explained there is much to be gained through improved efficiencies and gave examples.

Action Taken: Receive report and file.

5. **Ray Trail, Director of Finance presented Jay Newton, Senior Budget Analyst.** His introductory remarks outlined city responsibilities. He emphasized this was the 10th city budget with no tax increase, no mill levy increase, and balanced budget. The 2003 City of Wichita budget totaled \$358 million. There was a decline in demand transfers from the State of Kansas reduced by \$3.5 million. There was also a decline in franchise fees down 3.3% reduced due to a reduction in Westar rates as well as a decline in interest rates in our city reserves. Enhancements to this years budget include adding 2 new police beats, additional maintenance money in the Park and Rec Department for increased frequency of maintenance including more frequent mowing of common City green spaces. A new regional library will replace a branch library. Finally Water and Sewer fees will rise 3%.

DAB board member, Judy Dillard protested about the use of the phrase "no tax increase". She contends that citizens don't care whether "taxes" increase or property values increase it all means that we pay more. **Ray Trail** responded saying the total picture needs to be looked at as not all property values increased some decreased in value and that overall there's a mix of activity on property values. Wichita has experienced a 27% increase in geographical growth and an 11% increase in the number of citizens.

Pat Pickard, 2928 Dunham, asked if limiting the growth of Wichita was feasible because of the increased costs associated with provision of services to these new areas. She was told it was not likely to happen because it wouldn't stop the growth it just wouldn't be considered Wichita's growth and nothing would be added to the tax base. She also asked about the city's investment policies for reserve funds, she was informed the city is quite wise and prudent with such policies and that the return has exceeded the levels or return achieved by the State of Kansas.

Action Taken: Receive report and file. Comments made will be forwarded to the City Council Members as part of a unified DAB report.

Planning

6. **Jess McNeely, Associate Planner, MAPD** presented **ZON2002-00045** zone change from "LC" Limited Commercial to "GC" General Commercial generally located on the southwest corner of 31st Street South and Wichita Street. The change in zoning is being sought as the

property owner proposes to use the property for a warehouse, self store type, the zoning designation of General Commercial, however would permit other uses of the property also such as a used car lot. Self-storage/warehousing can be a conditional use of the current zoning designation of Limited Commercial. In that case they would have to meet 19 special conditions that would ensure the compatibility of the project with the surrounding uses in the neighborhood. The current comprehensive plan would favor a conditional use of the current designation rather than changing the assigned zoning designation.

Matt Foley, DAB member, stated that he supports the MAPD's recommendation. **Ron Clites, 1315 S. Water St** audience member said he had an existing contract to buy this property and that this proposed zoning change was news to him and he thought an attempt by the owner to increase the value of the property. His intentions were to build office space on the property and the zoning change was unnecessary for these purposes. He was not in favor of the change.

Action Taken: Motion by Foley(Bloomquist) that zoning request be denied, passed 8-0.

Public Works

7. **David Warren, Director of Water and Sewer Department** explained that Sewage Treatment Plant #1 located near 31st St. South and K-15 provided primary treatment of sewage that was then passed on the Sewage Treatment Plant #2 at 55th St. South and Hydraulic for further treatment. Decommissioning plant #1 is not feasible, as reconstruction of primary clarifiers at STP #2 would cost about \$11 million. The planned rehab improvements for Plant #1 costing about \$5 million include odor control measures for the primary clarifiers which will further contribute to odor control.

DAB member Judy Dillard asked about touring Plant #1 and was told that was a possibility. She also asked about a Northeast Sewer Plant and was told it was 10-15 years down the road. Currently Water and Sewer Dept is bidding out the expansion of the previously county owned 4 Mile Creek sewage plant. The Northwest sewage plant will open this fall. As new plants continue to open the amount of sewage processed by plant #1 will decrease. Odors have been greatly reduced from plant #1 but no one ever said they would be eliminated entirely. In the next 2-3 years changes will occur and the smell will be apparent only rarely. Plans for a Southwest sewage plant are in the formative stages.

Action taken: Receive report and file.

Motion made by Bloomquist (Gulick) to adjourn at 9:21 pm. Passed 8-0. Meeting adjourned.

Visitors

Kathleen Cutsinger	4100 Wilma
Joann Hartig	1756 S. Main
Jan Chatman	City of Wichita
Ted Keehn	1329 Bluffview

Alvin Rose	2867 S Davidson
Gay Quisenberry	Hilltop Improvement Alliance
Gwynn Norris	2939 Evans
Officer Mike Butler	WPD – East Patrol
Office Sarah Safris	WPD – East Patrol
Sonya E Phillips	PO Box 16878
Arthur Boling	6519 Marjorie Lane
R D Clites	333 W. 31 st St. S
Lane Pearman	WFD Station #5
Keith Nieman	1922 Sunset Ct. Goddard
Mike Rudd	WFD
Mary Broker	2503 S. Mead
Bruce Barnes	9200 N. Seneca
James Tush	2305 E. 57 th St. S.
Jack Raumun	2431 S. Mead
Dan Rush	2408 S Mead
Sheryl Landon	5811 E Oakwood
Laurie Baumun	2431 S Mead
Mary Dean	2138 White Oak Circle
Angee MacMurry-Buster	2569 S. Mead St.
Chandra Ketarchick	2475 S. Mead St.
Randy Williamson	2541 S. Mead St.
Jay Newton	City Staff
Ray Trail	City Staff
Melody Stucky	2756 Mason
Richard & Cindy Hill	4555 Laura